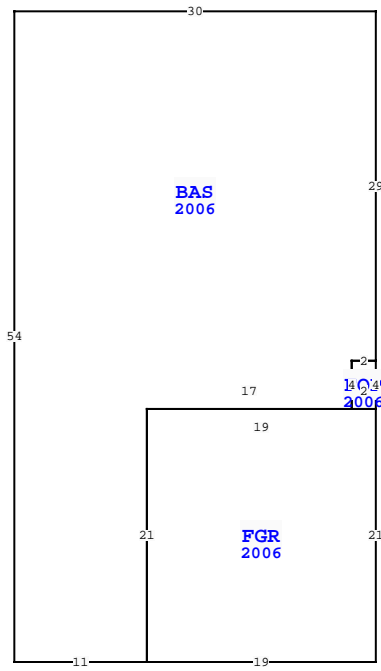


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
TOTALS	1,620		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		186,822	2006	2006	0	0	8.55	91.45
					Heated Area: 1213						
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			170,849
TOTAL MARKET OB/XF VALUE			4,215
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			240,064
SOH/AGL Deduction			0
ASSESSED VALUE			240,064
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,064
TOTAL JUST VALUE			240,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226638	REMODEL	506	11/01/2012
E16741	NEW CONSTR	2,000	02/01/2006
M11035	H/AC	0	02/01/2006
C16884	CO ISSUED	94,494	01/01/2006
R08762	REPAIR/RRF	3,000	01/01/2006
B16884	NEW CONSTR	94,494	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/1000	8/03/2023	WD	Q	I	01	267,000
GRANTOR: NAGEL DENNIS						
GRANTEE: YAMASA CO LTD						
2624/1264	3/01/2023	WD	Q	I	01	132,000
GRANTOR: MULLINS GENE L						
GRANTEE: NAGEL DENNIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	559
2	0810	CONCRETE A	0	0	36	15	540.00	SF	6.50	6.50	3,019
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	637

TOTAL OB/XF											
4,215											
96008 CORAL REEF RD, YULEE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2025 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=2006] N21FOP=[YR=2006] N4BAS=[YR=2006] N29 W30 S54 E11 N21 E17 N4 E2\$ W2S4E2\$W19 S21 E19\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							